160.0	0001	0019.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	955,800 / 955,800
					USE VALUE:	955,800 / 955,800
					ASSESSED:	955,800 / 955,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
74		FLORENCE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARNEY CATHERINE
Owner 2:	POGOZELSKI JIM
Owner 3:	
Street 1:	74 FLORENCE AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LAWRENCE STEPHEN A & SUSAN -
Owner 2:	-
Street 1:	74 FLORENCE AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 8,600 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1917, having primarily Clapboard Exterior and 2062 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8600.000	480,500	700	474,600	955,800
Total Card	0.197	480,500	700	474,600	955,800
Total Parcel	0.197	480,500	700	474,600	955,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 463.53 | /Parcel: 463.5

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 106600

GIS Ref

GIS Ref

Insp Date 07/21/18

!12502!

PREVIOUS ASSESSMENT

Parcel ID: 160.0-0001-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	480,500	700	8,600.	474,600	955,800	955,800	Year End Roll	12/18/2019
2019	101	FV	364,000	700	8,600.	474,600	839,300	839,300	Year End Roll	1/3/2019
2018	101	FV	364,000	0	8,600.	420,400	784,400	784,400	Year End Roll	12/20/2017
2017	101	FV	364,000	0	8,600.	352,600	716,600	716,600	Year End Roll	1/3/2017
2016	101	FV	364,000	0	8,600.	352,600	716,600	716,600	Year End	1/4/2016
2015	101	FV	349,300	0	8,600.	305,100	654,400	654,400	Year End Roll	12/11/2014
2014	101	FV	349,300	0	8,600.	294,900	644,200	644,200	Year End Roll	12/16/2013
2013	101	FV	349,300	0	8,600.	280,700	630,000	630,000		12/13/2012

PRINT

Date	Time
12/11/20	02:35:12

LAST REV

Date	Time
08/09/18	09:19:15
apro	
12502	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LAWRENCE STEPHE	48297-382		10/10/2006	Change>Sale	596,000	No	No		
LAWRENCE STEPHE	26870-219		12/2/1996		1	No	No		A

USER DEFINED

Prior Id # 1:	106600
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/20/2007	256	Manual	2,500			G8	GR FY08	replace rear deck
12/18/2006	1096	Manual	6,500			G8	GR FY08	install 1 new fren
11/27/2006	1026	Redo Kit	54,000			G8	GR FY08	re-do 2 baths also
8/24/1993	408		5,800					REMODEL 2 BATHS

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2018	MEAS&NOTICE	HS	Hanne S
11/4/2008	Meas/Inspect	345	PATRIOT
1/26/2007	Permit Visit	BR	B Rossignol
12/3/1999	Meas/Inspect	256	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8600		Sq. Ft.	Site		0	70.	0.79	8									474,599						474,600	

Total AC/HA: 0.19743 | Total SF/SM: 8600 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 474,599 | Spl Credit | Total: 474,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1917	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	2 - Softwood		
Sec Floors:	3 - Hardwood	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.15921426
Const Adj.:	0.99386066
Adj $ / SQ:	144.012
Other Features:	92524
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	503661
Depreciation:	23168
Depreciated Total:	480493

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

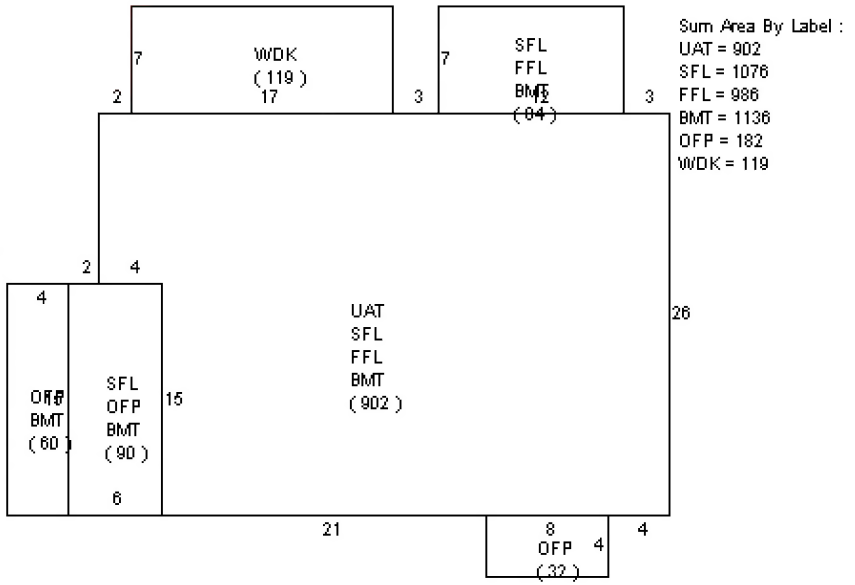
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	158.41
Special Features:	0	Val/Su Net:	128.99
Final Total:	480500	Val/Su SzAd	233.03

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,136	43.200	49,079
SFL	Second Floor	1,076	144.010	154,957
FFL	First Floor	986	144.010	141,996
UAT	Upper Attic	226	57.600	12,990
OFP	Open Porch	182	25.410	4,624
WDK	Deck	119	14.310	1,703

Net Sketched Area:	3,725			Total:	365,349
Size Ad	2062	Gross Are	4401	FinArea	2062

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

160.0-0001-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X18	A	AV	2010	4.33	T	7.2	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700

IMAGE

AssessPro Patriot Properties, Inc